

March 15, 2010

Sunwest Management, Inc
3723 Fairview Industrial Dr, SE
Suite 270, PO Box 3006
Salem, OR 97302-0006

Attn: Shirley Dunn

SPECIAL SERVICES RENDERED
By Alvarez & Marsal Healthcare Industry Group, LLC
During the Period
February 01, 2010 - February 28, 2010

Name	Title	Hours	Rate/Hr	Fees
<u>Financial Advisory Services</u>				
Paul Rundell	Managing Director	20.00	450.00	\$ 9,000.00
Matt Marcos	Senior Director	129.60	450.00	58,320.00
Jeff Yim	Senior Associate	67.00	375.00	25,125.00
Total		216.60		\$ 92,445.00
Total Fees				
Out-of-Pocket Expenses				
Total Fees and Out-of-Pocket Expenses				

Wire Instructions:

Bank: J.P. Morgan Chase
ABA: 021000021
Account Name: Alvarez & Marsal, LLC
Account Number: 9 5 7 3 4 7 8 4 7
Project Number 83009

Alvarez & Marsal Healthcare Industry Group, LLC

Expense Summary

February 01, 2010 - February 28, 2010

Employee	Expense Type								Grand Total
	Airfare	Car Rental	Trans	Parking	Misc	Meals	Hotel		
Paul Rundell	\$ -	\$ -	\$ -	\$ -	\$ 33.49	\$ -	\$ -	\$ 33.49	
Matthew Marcos	3,486.20		1,314.12		39.26	579.10	3,298.84		8,717.52
Jeff Yim	-	-	-	-	1.94	-	-		1.94
	\$ 3,486.20	\$ -	\$ 1,314.12	\$ -	\$ 74.69	\$ 579.10	\$ 3,298.84	\$	8,752.95

Alvarez & Marsal
Time Codes

Code	Definition
1	Accounting/auditing
2	Admin services
3	Assessment services
4	Asset analysis and recovery
5	Asset disposition
6	Business analysis
7	Business operation
8	CRO governance
9	Case administration
10	Cash management
11	Claims admin and objections
12	Communications
13	Consulting
14	Contract/lease assume/reject
15	Corporate finance
16	DIP financing/cash collateral
17	Data analysis
18	Employee benefits/pensions
19	Fee/employment applications
20	Fee/employment objections
21	Financing
22	Governance matters
23	Insurance
24	Investor relations
25	Litigation support
26	Meeting of creditors
27	Plan and disclosure statement
28	Plan process
29	Post confirmations
30	Reclamation claims
31	Schedules & statements of financial affairs
32	Strategic planning
33	Tax issues
34	Testimony
35	Travel time
36	Valuation

Alvarez & Marsal Expense Codes

Code	Definition
A	Airfare
B	Business meals
C	Car rental expense
D	Lodging
E	Marketing/business development
F	Mileage expense
G	Miscellaneous expense
H	Parking
I	Telecommunication expense
J	Taxi Fare

Alvarez & Marsal
Time Detail

Initials	Date	Code	Task Detail	Hourly		
				Time	Rate	Fees
PBR	2/1/10	5	Worked on asset disposition issues with a few buyers and brokers - closing of Weatherly & Legacy of Dallas	1.00	\$ 450	450.00
PBR	2/2/10	5	Call with AEW and Metcap regarding asset dispositions	1.40	\$ 450	630.00
PBR	2/2/10	5	Worked on asset disposition issues with a few buyers and brokers - Cooperville issues	0.60	\$ 450	270.00
PBR	2/3/10	5	Worked on asset disposition issues with a few buyers and brokers	1.00	\$ 450	450.00
PBR	2/4/10	5	Worked on asset disposition issues with a few buyers and brokers - explained 363 process to buyer and broker	1.00	\$ 450	450.00
PBR	2/5/10	5	Worked on asset disposition issues with a few buyers and brokers	1.00	\$ 450	450.00
PBR	2/8/10	5	Worked on asset disposition issues with a few buyers and brokers	1.00	\$ 450	450.00
PBR	2/9/10	5	Worked on asset disposition issues with a few buyers and brokers	2.00	\$ 450	900.00
PBR	2/10/10	5	Worked on asset disposition issues with a few buyers and brokers	1.00	\$ 450	450.00
PBR	2/11/10	5	Worked on asset disposition issues with a few buyers and brokers	1.00	\$ 450	450.00
PBR	2/12/10	5	Worked on Weatherly closing issues as well as Legacy closing	2.00	\$ 450	900.00
PBR	2/15/10	5	Worked on Weatherly closing issues as well as Legacy closing	1.00	\$ 450	450.00
PBR	2/17/10	5	Worked on graysonview, legacy closing issues and GE call	2.00	\$ 450	900.00
PBR	2/18/10	5	Worked on closing issues	1.00	\$ 450	450.00
PBR	2/22/10	5	Worked on asset disposition issues with a few buyers and brokers	1.00	\$ 450	450.00
PBR	2/23/10	5	Worked on asset disposition issues with a few buyers and brokers	1.00	\$ 450	450.00
PBR	2/25/10	5	Worked on asset disposition issues with a few buyers and brokers	1.00	\$ 450	450.00
VMM	2/1/10	15	Review estimated closing statements	2.30	\$ 450	1,035.00
VMM	2/1/10	15	Discuss closing statements with buyer	0.80	\$ 450	360.00
VMM	2/1/10	5	Worked on SPH 1 sale	1.30	\$ 450	585.00
VMM	2/1/10	21	Review loan modification schedule	0.50	\$ 450	225.00
VMM	2/1/10	15	Calls re: AEW due diligence questions	3.40	\$ 450	1,530.00
VMM	2/2/10	5	Worked on SPH 1 sale	0.50	\$ 450	225.00
VMM	2/2/10	15	Calls re: AEW due diligence questions	1.60	\$ 450	720.00
VMM	2/2/10	15	Review industry comps	0.30	\$ 450	135.00
VMM	2/2/10	15	Review HoldCo for AEW, BX	0.70	\$ 450	315.00
VMM	2/2/10	21	Worked on Ventas release of ALF	0.50	\$ 450	225.00
VMM	2/2/10	15	Various calls with GE	1.30	\$ 450	585.00
VMM	2/2/10	21	Various calls with Plains Capital	0.90	\$ 450	405.00
VMM	2/2/10	15	Review dispositions	0.70	\$ 450	315.00
VMM	2/2/10	15	Review Lone Oak and Blossom Valley	0.20	\$ 450	90.00
VMM	2/3/10	15	Calls re: AEW due diligence questions	3.60	\$ 450	1,620.00
VMM	2/3/10	15	Review HoldCo for AEW	1.50	\$ 450	675.00
VMM	2/3/10	15	Review debt terms with AEW	1.40	\$ 450	630.00
VMM	2/3/10	21	Lender calls	0.70	\$ 450	315.00
VMM	2/4/10	15	Calls re: AEW due diligence questions	3.70	\$ 450	1,665.00
VMM	2/4/10	5	Worked on SPH 1 sale	1.40	\$ 450	630.00
VMM	2/4/10	15	Meeting with Ventas counsel	1.30	\$ 450	585.00
VMM	2/4/10	15	Admin	1.90	\$ 450	855.00
VMM	2/5/10	21	Meeting re: loan restructuring	2.30	\$ 450	1,035.00
VMM	2/5/10	15	Review A/P analysis	0.60	\$ 450	270.00
VMM	2/5/10	21	Calls, prepare for Plains Capital loan	0.50	\$ 450	225.00
VMM	2/5/10	21	Calls re: AEW due diligence questions	2.30	\$ 450	1,035.00
VMM	2/8/10	15	Meeting, calls with AEW re: due diligence	5.70	\$ 450	2,565.00
VMM	2/8/10	15	Calls with potential investor	1.50	\$ 450	675.00
VMM	2/9/10	15	Meetings with SW, AEW re: due diligence	3.70	\$ 450	1,665.00
VMM	2/9/10	15	Calls re: sale/recap process with AEW / BX	1.20	\$ 450	540.00
VMM	2/9/10	15	Review sources and uses with AEW	0.80	\$ 450	360.00
VMM	2/9/10	15	Review valuation work	0.60	\$ 450	270.00
VMM	2/9/10	15	Calls re: plains capital	0.40	\$ 450	180.00
VMM	2/9/10	15	Call re: process with BX/AEW	0.70	\$ 450	315.00
VMM	2/10/10	15	Meetings with SW, AEW re: due diligence	8.70	\$ 450	3,915.00
VMM	2/10/10	15	Calls re: sale/recap process with AEW / BX	1.30	\$ 450	585.00
VMM	2/10/10	15	Call re: process with BX/AEW	0.30	\$ 450	135.00
VMM	2/10/10	15	Reviewed tax issue for each plan	0.20	\$ 450	90.00
VMM	2/10/10	15	Reviewed MC financial analysis	0.20	\$ 450	90.00

Alvarez & Marsal
Time Detail

Initials	Date	Code	Task Detail	Hourly		
				Time	Rate	Fees
VMM	2/11/10	15	Meeting with BX re: deal	4.40	\$ 450	1,980.00
VMM	2/11/10	15	Calls with MC	1.60	\$ 450	720.00
VMM	2/12/10	15	Calls re: processes BX/AEW	0.70	\$ 450	315.00
VMM	2/12/10	15	Meetings with SW, AEW re: due diligence	4.30	\$ 450	1,935.00
VMM	2/12/10	21	Calls/Emails re: debt modifications	0.70	\$ 450	315.00
VMM	2/13/10	15	LLC valuation questions	0.70	\$ 450	315.00
VMM	2/14/10	15	LLC valuation questions	0.60	\$ 450	270.00
VMM	2/14/10	15	Recovery questions from MC	1.30	\$ 450	585.00
VMM	2/14/10	15	MC questions re: projections	0.70	\$ 450	315.00
VMM	2/15/10	15	Calls/emails re: BX deal	0.60	\$ 450	270.00
VMM	2/15/10	15	CRO team call	0.70	\$ 450	315.00
VMM	2/16/10	21	Plains capital loan negotiations	0.30	\$ 450	135.00
VMM	2/16/10	15	Calls/emails with MC	4.50	\$ 450	2,025.00
VMM	2/16/10	15	Review recovery analyses	3.10	\$ 450	1,395.00
VMM	2/17/10	15	Calls/emails re: closing statements	3.30	\$ 450	1,485.00
VMM	2/17/10	21	Plains capital loan negotiations	0.40	\$ 450	180.00
VMM	2/17/10	15	Review PFA, tax documents	2.60	\$ 450	1,170.00
VMM	2/18/10	15	Calls re: closing statements	1.80	\$ 450	810.00
VMM	2/18/10	21	Plains capital loan negotiations	0.20	\$ 450	90.00
VMM	2/18/10	15	Calls/emails with AEW re: tax treatments, diligence	3.20	\$ 450	1,440.00
VMM	2/18/10	15	Calls/email AEW re: debt	1.50	\$ 450	675.00
VMM	2/19/10	15	Call with Marathon	0.50	\$ 450	225.00
VMM	2/19/10	11	Emails re: LLC claims	0.30	\$ 450	135.00
VMM	2/19/10	15	Review CS loan balances	0.10	\$ 450	45.00
VMM	2/19/10	15	Reviewed YTD financials	1.80	\$ 450	810.00
VMM	2/19/10	15	Calls/email with BX and AEW re: transaction	2.30	\$ 450	1,035.00
VMM	2/20/10	15	LLC valuation questions	0.30	\$ 450	135.00
VMM	2/21/10	15	Call with EJ re: POD file	0.60	\$ 450	270.00
VMM	2/21/10	15	Review BX/AEW comparison	0.50	\$ 450	225.00
VMM	2/21/10	15	Call with Moelis re: valuation, recovery	1.30	\$ 450	585.00
VMM	2/21/10	15	Review dispositions	0.20	\$ 450	90.00
VMM	2/22/10	21	Century Fields discussion	0.10	\$ 450	45.00
VMM	2/22/10	15	Calls/email with CAH re: LLC / MC	0.40	\$ 450	180.00
VMM	2/22/10	15	Review BX transaction comparison	0.30	\$ 450	135.00
VMM	2/22/10	15	Calls with SW re: LLC interest	0.40	\$ 450	180.00
VMM	2/22/10	21	Call with Marathon / AEW	0.30	\$ 450	135.00
VMM	2/23/10	15	Review closing statement with SD and AEW	1.40	\$ 450	630.00
VMM	2/23/10	15	Review comparison report of AEW BX transaction	1.10	\$ 450	495.00
VMM	2/24/10	15	Call with AEW re closing statement and cash	2.40	\$ 450	1,080.00
VMM	2/24/10	15	Review AEW /BX comparison	2.50	\$ 450	1,125.00
VMM	2/25/10	15	Review PFA	0.80	\$ 450	360.00
VMM	2/25/10	15	Prepare PFA schedules	2.30	\$ 450	1,035.00
VMM	2/25/10	15	Review Dec results	0.90	\$ 450	405.00
VMM	2/25/10	15	Review closing statement	0.60	\$ 450	270.00
VMM	2/25/10	11	Review claims	1.30	\$ 450	585.00
VMM	2/25/10	21	Plains capital loan negotiations	0.40	\$ 450	180.00
VMM	2/26/10	15	Review closing statement	1.30	\$ 450	585.00
VMM	2/26/10	15	Review schedules	2.60	\$ 450	1,170.00
VMM	2/26/10	15	Review comparison report of AEW BX transaction	1.80	\$ 450	810.00
VMM	2/26/10	11	Review claims	2.10	\$ 450	945.00
JY	2/1/10	15	Pending and negotiated loan schedule review and update	1.20	\$ 375	450.00
JY	2/1/10	21	Term sheet review / AEW due diligence	1.50	\$ 375	562.50
JY	2/1/10	15	BX closing statement review and call - Moelis	2.50	\$ 375	937.50
JY	2/3/10	21	Term sheet review / AEW due diligence	2.00	\$ 375	750.00
JY	2/4/10	15	Pending and negotiated loan schedule review and update	1.00	\$ 375	375.00
JY	2/4/10	21	Term sheet review / AEW due diligence	0.50	\$ 375	187.50
JY	2/5/10	15	Working Group List Re: AEW Financing	0.20	\$ 375	75.00
JY	2/5/10	21	Term sheet review / AEW due diligence	1.50	\$ 375	562.50
JY	2/5/10	15	Pending and negotiated loan schedule review and update	1.50	\$ 375	562.50

Alvarez & Marsal
Time Detail

Initials	Date	Code	Task Detail	Hourly		
				Time	Rate	Fees
JY	2/5/10	21	Financial model review and update	2.60	\$ 375	975.00
JY	2/8/10	21	Term sheet review / AEW due diligence	0.50	\$ 375	187.50
JY	2/8/10	21	Financial model review and update	2.50	\$ 375	937.50
JY	2/9/10	21	Financial model review and update	2.00	\$ 375	750.00
JY	2/9/10	21	Term sheet review / AEW due diligence	1.00	\$ 375	375.00
JY	2/10/10	15	Pending and negotiated loan schedule review and update	1.50	\$ 375	562.50
JY	2/10/10	15	Preparation and call with HDG re: Pending and negotiated loan schedule	1.80	\$ 375	675.00
JY	2/10/10	21	Term sheet review / AEW due diligence	1.50	\$ 375	562.50
JY	2/11/10	15	LIBOR curve review / preparation	2.50	\$ 375	937.50
JY	2/11/10	21	Term sheet review / AEW due diligence	1.50	\$ 375	562.50
JY	2/15/10	21	Financial model review and update	3.50	\$ 375	1,312.50
JY	2/16/10	15	Pending and negotiated loan schedule review and update	1.50	\$ 375	562.50
JY	2/17/10	21	Term sheet review / AEW due diligence	1.20	\$ 375	450.00
JY	2/18/10	21	Term sheet review / AEW due diligence	1.00	\$ 375	375.00
JY	2/18/10	21	Financial model review and update	2.00	\$ 375	750.00
JY	2/19/10	21	Term sheet review / AEW due diligence	1.50	\$ 375	562.50
JY	2/19/10	15	Preparation and call with AEW re: Pending and negotiated loan schedule	1.50	\$ 375	562.50
JY	2/20/10	21	Sunwest Financials review - December YTD	2.50	\$ 375	937.50
JY	2/21/10	21	Sunwest Property Ownership review / schedule preparation	2.00	\$ 375	750.00
JY	2/21/10	21	Review of Moelis transactions comparison and valuation	1.50	\$ 375	562.50
JY	2/22/10	21	Term sheet review / AEW due diligence	0.50	\$ 375	187.50
JY	2/25/10	21	Term sheet review / AEW due diligence	1.00	\$ 375	375.00
JY	2/25/10	21	Review of Moelis transactions comparison and valuation	1.50	\$ 375	562.50
JY	2/25/10	21	Sunwest Financials review - December YTD	1.00	\$ 375	375.00
JY	2/26/10	21	Financial model review and update	4.50	\$ 375	1,687.50
JY	2/26/10	21	Preparation and call re: Review of Moelis transactions comparison and	2.00	\$ 375	750.00
JY	2/26/10	21	Call re: AEW due diligence / schedule review	1.50	\$ 375	562.50
JY	2/27/10	21	Financial model review and update	4.00	\$ 375	1,500.00
JY	2/28/10	21	Financial model review and update	3.50	\$ 375	1,312.50
Total				216.60		\$ 92,445.00

Alvarez & Marsal
Expense Detail

Initials	Date	Code	Task Detail	Expenses
PBR	2/28/10	I	Sunwest Portion of wireless calls	\$ 33.49
JY	2/28/10	I	Sunwest Portion of wireless calls	1.94
VMM	3/2/10	A	JFK/PDX/JFK	760.80
VMM	2/16/10	A	JFK/PDX/JFK	830.80
VMM	2/12/10	A	LGA/BOS	399.40
VMM	2/8/10	A	JFK/PDX/JFK	810.10
VMM	2/1/10	A	LGA/BOS	224.70
VMM	2/3/10	A	BOS/PDX	460.40
VMM	2/9/10	B	Working lunch - 7 pax	34.65
VMM	2/8/10	B	Working dinner - CAH, VMM	203.15
VMM	2/12/10	B	Working lunch - AEW, VMM	114.82
VMM	2/10/10	B	Working lunch	29.59
VMM	2/4/10	B	Working snacks - CC, GY, MM	45.00
VMM	2/5/10	B	Working snacks - GY, MM	7.25
VMM	2/16/10	B	Working lunch	8.26
VMM	2/10/10	B	Working lunch	12.94
VMM	2/1/10	B	Working meal BOS - 3 pax	123.44
VMM	2/10/10	D	Hotel - storm delay	236.72
VMM	2/3/10	D	Portland Hotel	526.90
VMM	2/8/10	D	Portland Hotel	1,058.99
VMM	2/8/10	D	Portland Hotel	793.94
VMM	3/2/10	D	Portland Hotel	682.29
VMM	2/28/10	I	Sunwest Portion of wireless calls	39.26
VMM	2/19/10	J	to PDX	50.00
VMM	2/16/10	J	from PDX	50.00
VMM	2/10/10	J	to PDX	50.00
VMM	2/3/10	J	from PDX	50.00
VMM	1/25/10	J	from PDX	50.00
VMM	2/10/10	J	from LAS	55.00
VMM	2/11/10	J	to LAS	55.00
VMM	2/11/10	J	from JFK	80.00
VMM	2/12/10	J	to LGA	24.12
VMM	2/12/10	J	from BOS	20.00
VMM	2/19/10	J	from JFK	80.00
VMM	2/16/10	J	to JFK	80.00
VMM	2/3/10	J	to JFK	80.00
VMM	1/25/10	J	to JFK	80.00
VMM	3/2/10	J	to JFK	80.00
VMM	3/2/10	J	from PDX	50.00
VMM	3/4/10	J	from JFK	80.00
VMM	3/4/10	J	to PDX	50.00
VMM	2/1/10	J	Taxi from BOS	50.00
VMM	2/1/10	J	To LGA	50.00
VMM	2/3/10	J	Taxi to BOS	50.00
VMM	2/3/10	J	From PDX	50.00
VMM	1/22/10	J	To PDX	50.00
Total				\$ 8,752.95